

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

B
Survey No. 4640

1. Name

Historic 1517-1527 North Spring Street
and / common

2. Location

street & number 1517-1527 North Spring Street
city, town Baltimore
state & zip code Maryland 21205 county

3. Classification

| Category | Ownership | Status | Present Use |
|---|---|---|---|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | <input type="checkbox"/> not applicable | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input checked="" type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name
street & number telephone
city, town state & zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber
street & number Clarence Mitchell Courthouse folio
city, town Baltimore State Maryland

6. Representation in Existing Historical Surveys

title
date federal state county local
depository for survey records
city, town state & zip code

7. Description

Condition

☐ excellent
☐ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check One

☐ unaltered
☒ altered

Check One

☒ original site
☐ moved:
date of move: _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This row of six two-story, two-bay wide houses late Italianate-style brick houses with shed roofs and sheet metal and Queen Anne-style stepped brick cornices were built in 1892 by John Hoffbacker, a builder of working class houses in East Baltimore. After the use of wood was outlawed for cornices in 1892, sheet metal and stepped-back bricks became the predominant materials used. This decorative brickwork represents vernacular translations of high-style Queen Anne designs first seen in Baltimore c. 1880. All of the houses retain their original brick facades, which were originally painted and striped.

The houses are two stories in height, 12' 9" wide, and occupy lots 80'6" deep. Each house is three small rooms deep and there is no back building. The houses are constructed in running bond and have been painted. Each house has a single hooded chimney located near the front and rear of the house. The shed roof is capped by a continuous sheet metal cornice (for every three units) set above a frieze created by five rows of progressively recessed stretcher bricks framed by six rows of slightly projecting, yet progressively recessed header bricks.

The door and window openings have segmentally arched brick lintels, with plain tympanums. The sills are wood. Both the doorways and the first floor windows have single light transoms and all windows have 1/1 sash. One original door may survive—at 1525 Spring—which has two long vertical panels and a combination of small square and rectangular panels both above and below. The houses sit on fairly low basements lit by a single-light sash, set beneath a double-header segmental arch. Each front door is reached by three or four wooden (probably original) or concrete steps.

The front door opens directly into the parlor, which in 1525 still has its original ochre-colored woodwork. The stairs are set perpendicular to the house and rise between the parlor and dining room, the entrance to them being from the dining room. The wide opening between the dining room and kitchen is framed with woodwork boasting bulls-eye corner blocks.

8. Significance

| Period | Area of significance | check one & justify | | | |
|---|--|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input checked="" type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion | |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science | |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture | |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input checked="" type="checkbox"/> social/ | |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian | |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration | <input type="checkbox"/> philosophy | <input type="checkbox"/> theatre | |
| <input type="checkbox"/> 1900 | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation | |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other: specify | |

Specific dates 1892

Builder/Architect John Hoffacker

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of houses is significant in that it represents the level of architectural stylishness achieved by many builders of small street houses in the late nineteenth century, particularly as seen in the still intact interiors of several of the units. The houses were built by John Hoffacker according to a pattern that was quite common to the city's working class neighborhoods of the period c. 1880 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of two-story house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and north-east of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide two-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$1,200- \$1,500; small street houses for \$500-\$600.

Builders sold their main street houses in this northeast Baltimore neighborhood to mainly German owner-occupants, who received their mortgages from a number of local Northeast Baltimore building and loans, including notably, the 21st German-American Building Association and the Madison Square Permanent Building Association. These houses on Spring St. sold mainly to Bohemians, many of whom got their mortgages from Bohemian-sponsored building and loans. Some of the first buyers of these homes on Spring Street were Frank Schmidt, a stonecutter, John Buzek, a shoemaker, and William Fraunholz, a turner.

9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*
(New York: Princeton Architectural Press, 1999)

10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

date Jan 1999

street & number 1306 Carrollton Ave.

telephone

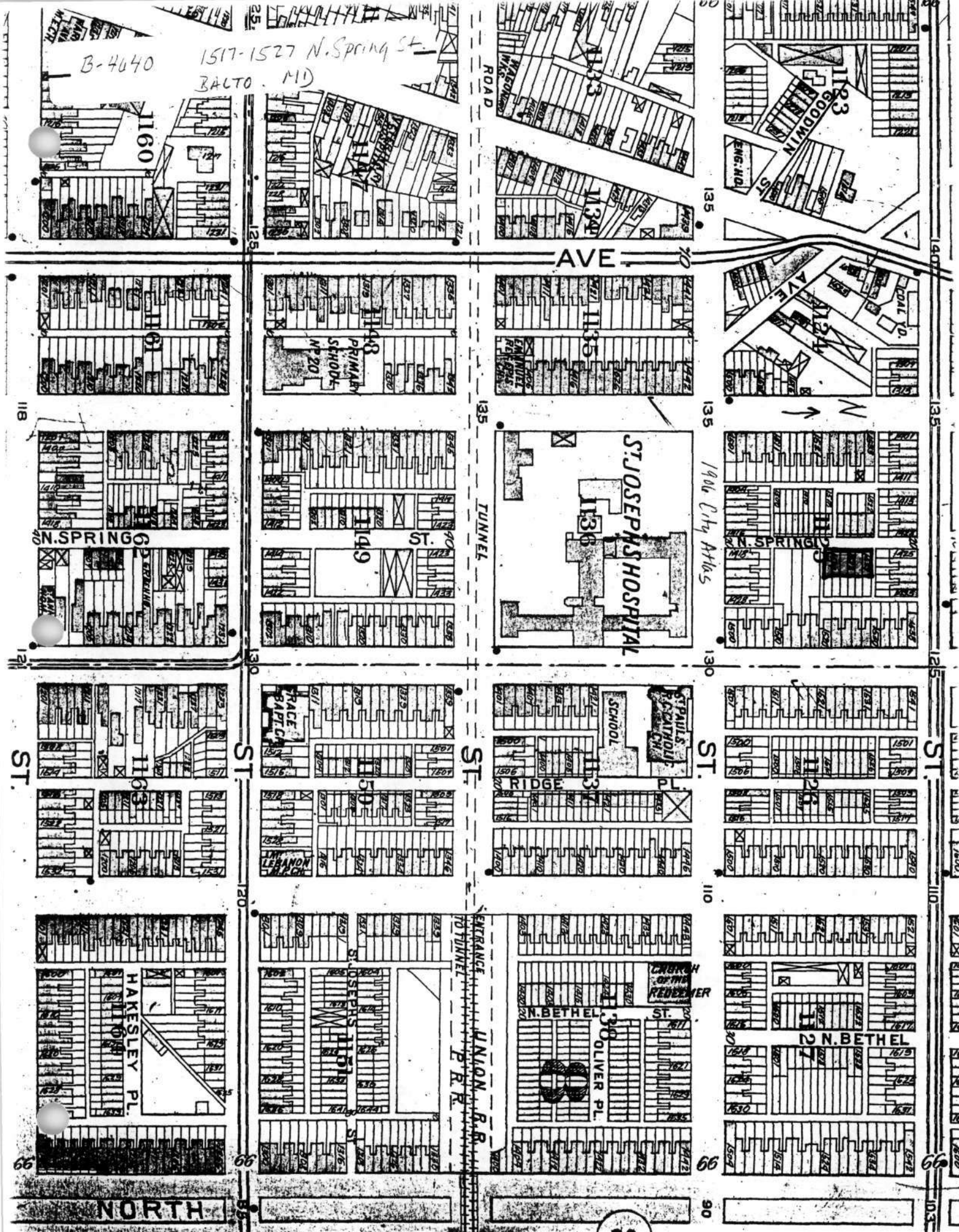
city, town Baltimore

state & zip code Maryland 21204

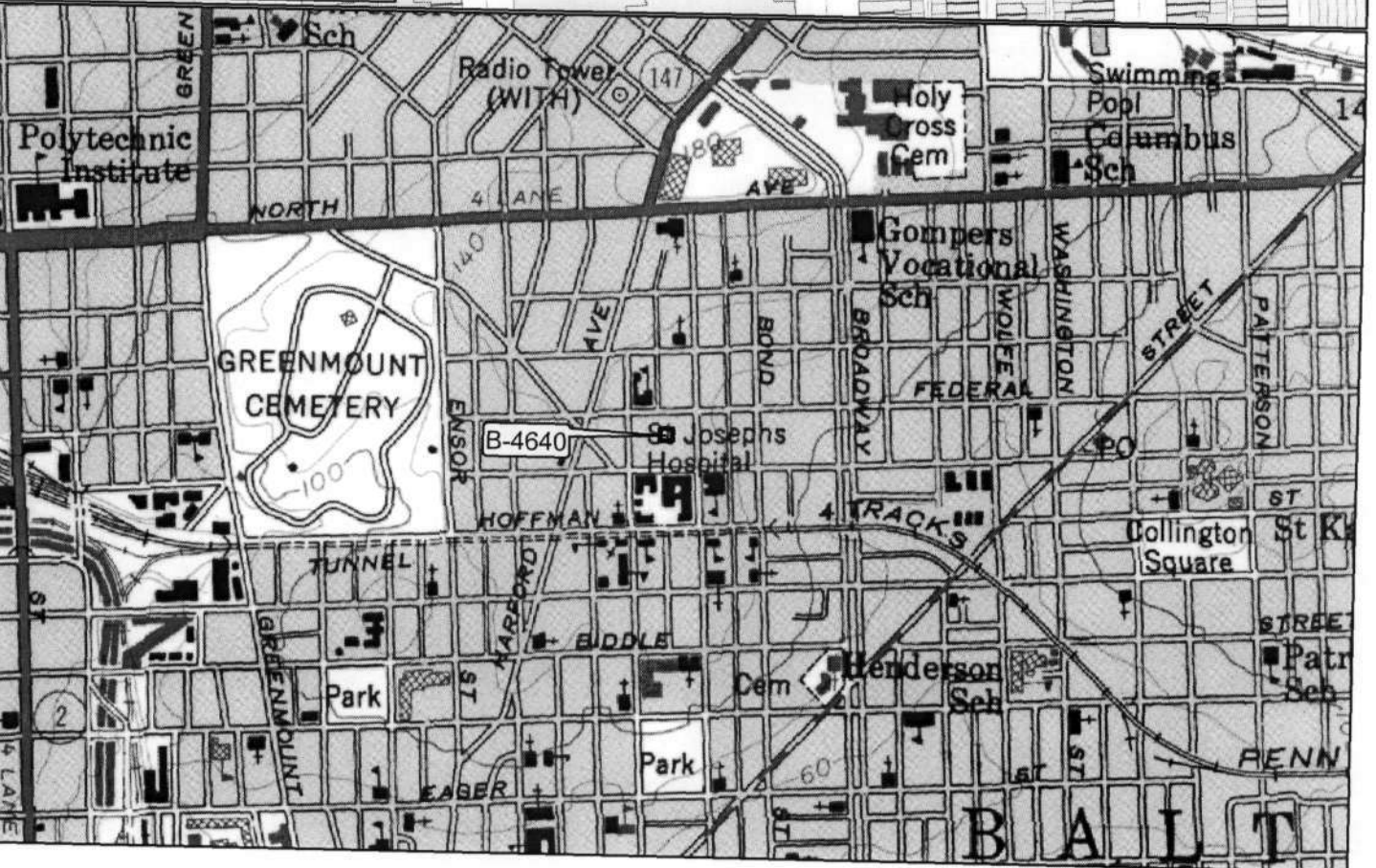
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of property rights.

Return to:
DHCP/DHCD
Maryland Historical Trust
100 Community Place
Crownsville MD 21032-2023



Baltimore East Quad.





B-4640
1517-1527 Spring St.

BALTO, MD

W. Nield

9/98

[29][15 0211 N B B 12

MD SHPO

1/2

PRIVATE
PROPERTY
NO SPASSING
HEREIN
FURNISH
AND CALL
206
1527



B-4640

1525 Spring St.

BALTO, MD

W. Nield

9/96

2/2

100

E31115 0211 N 4 4 1 2